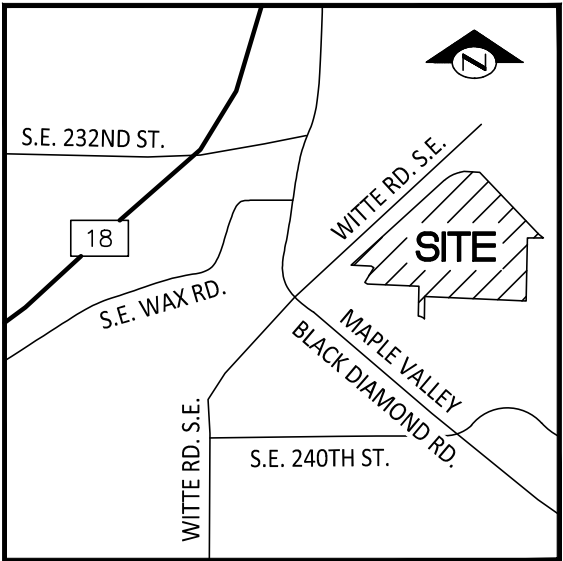


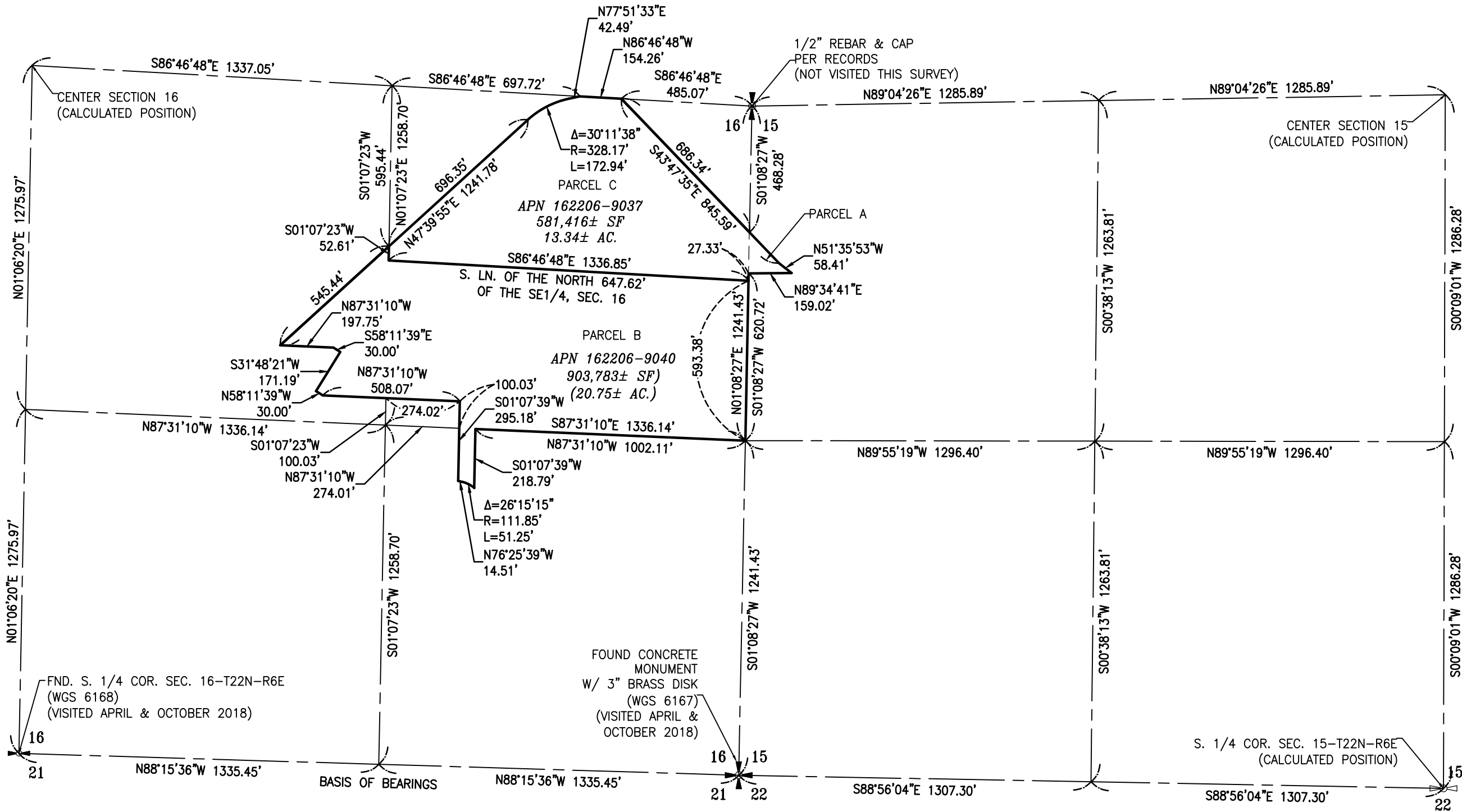
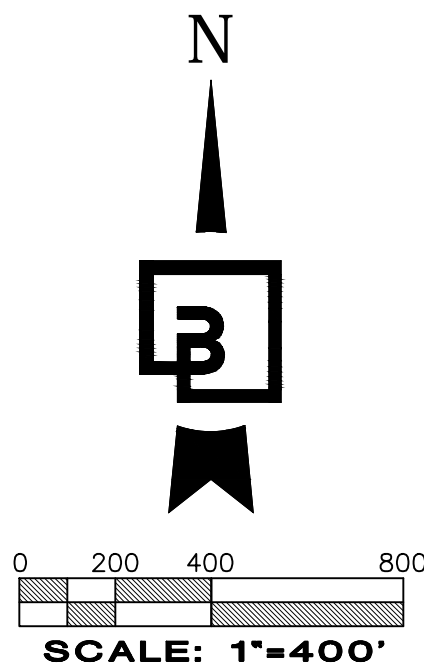


CITY OF MAPLE VALLEY,
WASHINGTON
BINDING SITE PLAN
NO. CD1910-001

VOLUME/PAGE



VICINITY MAP - NO SCALE



SURVEY INFORMATION:
HORIZONTAL DATUM: NAD 83/91

BASIS OF BEARINGS:
NORTH 88°15'36" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON.

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A SPECTRA 35 TOTAL STATION, SPECTRA FOCUS 30 ROBOTIC TOTAL STATION, TOPCON GR-5 AND A DELL TABLET WITH MAGNET DATA COLLECTION SOFTWARE SUPPLEMENTED WITH FIELD NOTES, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

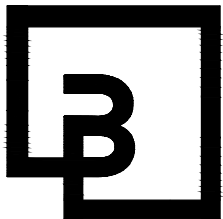
DATES OF SURVEYS:
FIELD SURVEYS BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN APRIL & OCTOBER, 2018. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

REFERENCE SURVEYS:
1. CITY OF MAPLE VALLEY BOUNDARY LINE ADJUSTMENT NO. CD1112-003 AS RECORDED UNDER RECORDING NO. 20120315900011
2. VALLEY MEADOWS AT MAPLE VALLEY, VOL. 193, PGS. 63-66, REC. NO. 20000306000794
3. CITY OF MAPLE VALLEY BOUNDARY LINE ADJUSTMENT NO. CD1705-001 AS RECORDED UNDER RECORDING NO. 20170911900008
4. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 20101207900002
5. MULTIPLE KING COUNTY ROAD SERVICES ENGINEERING MAPS INCLUDING SURVEY 1140.
6. NORTHPOINT AT MAPLE CENTER, VOL. 286, PG. 78, REC. NO. 20181219000741

SURVEYORS NOTES:
1. ALL DISTANCES ARE IN US SURVEY FEET.

SECTION 15 & 16 SUBDIVISION BREAKDOWN

- LEGEND:
- FOUND SECTION CORNER AS NOTED
 - FOUND QUARTER CORNER AS NOTED
 - QUARTER CORNER (CALCULATED POSITION)



**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barghausen.com

DRAWN BY:
KMA/OBH

DATE:
10/30/2020

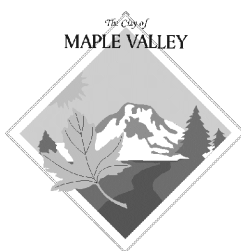
SCALE:
1" = 400'

JOB NO.:
7124

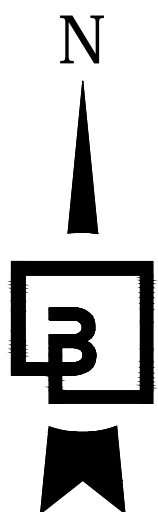
NW1/4 OF SW1/4, SEC. 15 &
NE1/4, NW1/4 & SE1/4 OF SE1/4, SEC. 16, T22N-R6E, W.M.
PANATTONI DEVELOPMENT CO., INC.
1821 DOCK STREET
TACOMA, WA 98402

CITY OF MAPLE VALLEY, KING COUNTY, WASHINGTON

SHEET
2
OF
3



CITY OF MAPLE VALLEY,
WASHINGTON
BINDING SITE PLAN
NO. CD1910-001



0 50 100 200
SCALE: 1"=100'

NOTES:
1. THERE ARE NO EXISTING BUILDINGS, WELLS OR DRAIN FIELDS ON SITE
2. SEE SHEET 2 OF 3 FOR SURVEY NOTES

LEGEND:

- FOUND REBAR/CAP AS NOTED
- FOUND LOT BOARD W/ TACK & WASHER "22962"
- SET REBAR/CAP "BCE 40016"

EXISTING DOUBLE YELLOW
CENTERLINE STRIPING OF
SE 231ST ST.
(CALCULATED CENTERLINE
HAS NOT BEEN VERIFIED
AT THIS TIME)

PROPOSED
MONUMENT
SIGN

CALCULATED CENTERLINE PER
COUNTY RECORDS
(NO CL MONUMENTS FOUND)

TRACT A
STORM DRAINAGE
81,215 SQ. FT.
1.86 ACRES

LOT 1
402,438 SQ. FT.
9.24 ACRES

LOT 2
902,062 SQ. FT.
20.71 ACRES

TRACT B
FUTURE R/W
61,122 SQ. FT.
1.40 ACRES

TRACT C
FUTURE R/W
38,361 SQ. FT.
0.88 ACRES

1/2" REBAR & CAP
PER RECORDS
(NOT VISITED THIS SURVEY)

SOOS CREEK WATER &
SEWER DIST.
SANITARY SEWER LINE
EASEMENT REC. NO.
9310120866

APN 162206-9050
CITY OF SEATTLE PIPELINE R/W
S43°47'35"E 845.59'
794.63'

SOOS CREEK WATER & SEWER DIST.
SANITARY SEWER LINE EASEMENT
REC. NO. 9310120866

SOOS CREEK WATER
& SEWER DISTRICT
SANITARY SEWER LINE EASEMENT
REC. NO. 9310120863

APN 152206-9049
CITY OF SEATTLE
PIPELINE R/W
N51°35'53"W
58.41'

FENCE CROSSES
PROPERTY LINE

N89°34'41"E 159.02'

95

96

97

98

99

100

101

102

103

104

105

106

107

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110

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